

VICINITY MAP
(NOT TO SCALE)

- NOTES
1. ALL DISTANCES IN CURVES ARE ARC DIMENSIONS.
 2. LANDSCAPING SHALL BE AS REQUIRED UNDER ARTICLE 6-10 OF THE LAND SUBDIVISION REGULATIONS, ARTICLE 18 OF THE ZONING ORDINANCE.
 3. SEWER MANHOLES SHALL NOT BE COVERED BY GRADING, SODDING OR ANY OTHER CONSTRUCTION ACTIVITY.
 4. BUILDINGS MAY ENCRoACH THE REQUIRED FRONT, BACK AND SIDE YARDS PER ARTICLE 15 OF THE ZONING ORDINANCE
 5. DETENTION IS PROVIDED OFF-SITE.
 6. ALL STRUCTURES SHALL HAVE A FLOOR, THAT IS NOT PARTIALLY OR COMPLETELY UNDERGROUND, THAT IS AT LEAST ONE(1) FOOT ABOVE THE ELEVATION OF THE NEAREST DOWNSTREAM SANITARY SEWER LID. SEWAGE FROM PLUMBING CONNECTIONS BELOW THAT FLOOR SHALL BE PUMPED AND DISCHARGED INTO THE STRUCTURE'S SEWER LINE.
 7. NO UNDERGROUND UTILITY SHALL BE CONSTRUCTED WITHIN SIX FEET (6') OF SANITARY SEWER LINES. THE ONLY EXCEPTION IS FOR SERVICE LINE CROSSING.
 8. INDIVIDUAL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING ALL DRAINAGE AND OTHER EASEMENTS.
 9. AMENITY FEATURES, SUCH AS TREES, LIGHTS, BENCHES, ENTRY COLUMNS, ETC. WITHIN THE TOWNE CENTER DRIVE ACCESS EASEMENT ARE TO BE CONSIDERED COMPATIBLE WITH TYPICAL CROSS SECTION.

NOTE:
BOUNDARY INFORMATION FOR THIS PLAT IS BASED ON PARENT DEEDS AND/OR PLATS OF RECORD. NO FIELD SURVEYS HAVE BEEN PERFORMED. NO BOUNDARY MONUMENTATION HAS BEEN ESTABLISHED.

ACCESS EASEMENT RESPONSIBILITIES OF OWNERS:

THE OWNERS OF THIS PROPERTY AND ANY SUCCESSORS IN TITLE HEREBY AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR ANY CONSTRUCTION, MAINTENANCE, RECONSTRUCTION, SNOW REMOVAL, CLEANING OR OTHER NEEDS RELATED TO THE ACCESS EASEMENTS SO DESIGNATED ON THIS PLAN, AND DO HEREBY FULLY RELIEVE THE URBAN COUNTY GOVERNMENT FROM ANY SUCH RESPONSIBILITY. THE OWNERS UNDERSTAND THAT THE ACCESS EASEMENTS WILL NOT RESULT IN ANY REDUCTION IN TAXES REQUIRED BY AND PAYABLE TO THE URBAN COUNTY GOVERNMENT. FURTHERMORE, IF THE OWNERS IN THE FUTURE SHOULD REQUEST THAT THE ACCESS EASEMENTS BE CHANGED TO PUBLIC STREETS, THE OWNERS DO FULLY AGREE THAT, BEFORE ACCEPTANCE OF SUCH STREETS BY THE URBAN COUNTY GOVERNMENT, THE OWNERS WILL BEAR FULL EXPENSES OF RECONSTRUCTION OR ANY OTHER ACTION NECESSARY TO MAKE THE ACCESS EASEMENTS FULLY CONFORM TO THE REQUIREMENTS APPLICABLE AT THAT TIME FOR PUBLIC STREETS PRIOR TO DEDICATION AND ACCEPTANCE. FINALLY, THE OWNERS ALSO AGREE THAT THESE ACCESS EASEMENTS SHALL BE DEDICATED TO PUBLIC USE WITHOUT COMPENSATION TO THE OWNERS AND WITHOUT THE OWNERS EXPENSE IN MAKING SUCH ACCESS EASEMENTS CONFORM TO THE REQUIREMENTS APPLICABLE AT THAT TIME FOR PUBLIC STREETS, IF AT SOME FUTURE DATE, THE URBAN COUNTY GOVERNMENT SO REQUESTS.

OWNER _____ DATE _____

GOVERNMENT AND UTILITY ACCESS

THE OWNERS OF THIS PROPERTY HEREBY AGREE TO GRANT FULL RIGHTS OF ACCESS TO THIS PROPERTY OVER THE DESIGNATED ACCESS EASEMENT, UTILITY, AND OTHER EASEMENTS FOR GOVERNMENTAL AND UTILITY AGENCIES TO PERFORM THEIR NORMAL RESPONSIBILITIES.

OWNER _____ DATE _____

* PARENT DOCUMENTS:
P.C. "M", SL. 255
P.C. "M", SL. 421
P.C. "M", SL. 471

PURPOSE OF PLAT:

To Revise Street Section G-G.

To Clarify Access Easement E-E.

To Update Notes and Affects
no other Portion of the Parent Documents.

PRIVATE UTILITY PROVIDERS:

COLUMBIA GAS
2001 MERCER ROAD
P.O. BOX 1421
LEXINGTON, KY. 40512
(859) 268-0215

KENTUCKY AMERICAN WATER COMPANY
2300 RICHMOND ROAD
LEXINGTON, KY. 40502
(859) 269-2386

KENTUCKY UTILITIES
500 STONE ROAD
LEXINGTON, KY. 40503
1-800-981-0600

WINDSTREAM
130 WEST NEW CIRCLE ROAD
SUITE 110
LEXINGTON, KY. 40505
(859) 351-6250

OWNER/DEVELOPER:
DENNIS ANDERSON, INV. 1700 LLC
1720 SHARKEY WAY
LEXINGTON, KY 40511

PLAT CABINET _____, SLIDE _____

OWNERS CERTIFICATION

I (we) do hereby certify that I am (we are) the owner(s) of record of the property platted hereon which is recorded in Deed Book Volume _____, page _____, in the Fayette County Clerk's Office; do hereby adopt this as my (our) plan of lots for this property; do hereby dedicate the streets and any other spaces so indicated to public use; and do establish that the easements shown hereon are reserved for the use so indicated and no structure, tree or other obstruction of any kind shall be erected or permitted to remain upon or over any portion of said easements and do hereby dedicate the sanitary sewer system to public use. Also I (we) do hereby agree that before any lot herein is sold, or transferred, the purchaser shall be notified in the contract or deed of any private utilities (water, gas, electricity, telephone, and where applicable, sanitary sewers) not installed, and the deed or contract shall contain a statement that no building occupancy certificate may be secured until any such utility is installed.

Date

DENNIS ANDERSON, INV. 1700 LLC

Date

SECOND T & K REAL ESTATE LLC

URBAN COUNTY ENGINEERS CERTIFICATION

I hereby certify that record drawings for the infrastructure shown hereon have been received and that a combination performance and warranty surety, in the amount required by the Subdivision Regulations, has been posted in my office by the developer.

Date

Urban County Engineer

ENGINEERS AND SURVEYORS CERTIFICATION

I hereby do certify that this record plan was prepared by me or under my direction; that all work performed by me or under my direction, including engineering design, and construction observation of the infrastructure, was done in accordance with the provisions of the Land Subdivision Regulations, the Zoning Ordinance, the Division of Engineering Technical Manuals and the requirements of the Planning Commission; that all monuments indicated hereon do exist and their locations, size, and materials are correctly shown; that, to the best of my knowledge and belief, the information shown hereon is accurate.

Date

Engineer Registration No.

Date

Surveyor Registration No.

COMMISSIONS CERTIFICATION

I do hereby certify that this record plat was approved by the Urban County Planning Commission at its meeting on _____, 20____ and is now eligible for recording.

Date

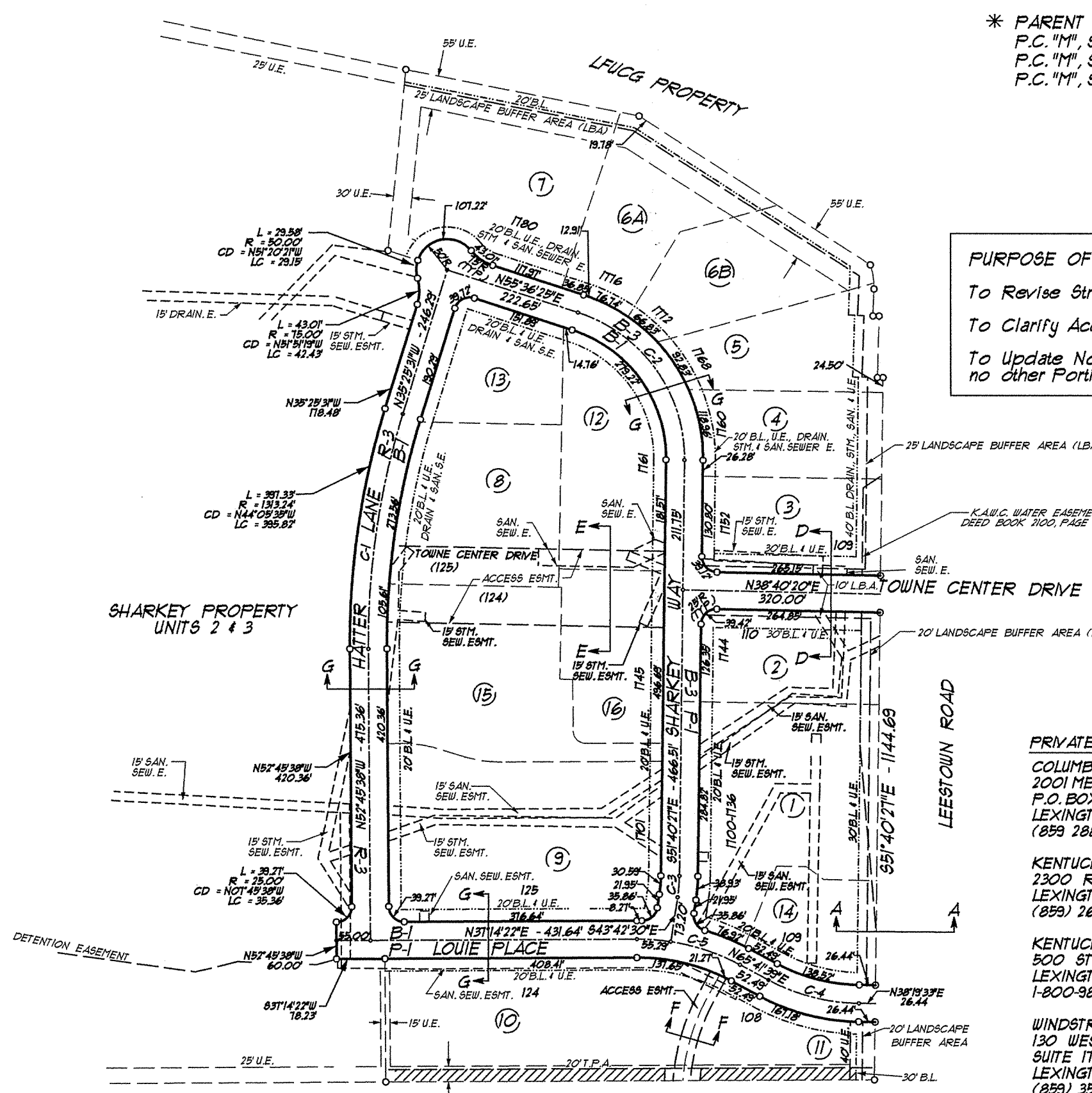
Planning Commission Signature

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	388.26	17°20'01"	1283.24	195.62	N44°05'35"W	386.78
C2	317.30	12°43'08"	250.00	184.04	S88°02'01"E	236.43
C3	34.76	01°51'51"	250.00	17.41	S47°41'28"E	34.73
C4	152.85	27°22'05"	310.00	171.91	N52°00'36"E	151.40
C5	173.82	28°27'11"	350.00	88.74	N51°28'00"E	172.04

SITE STATISTICS:

ZONE = B-1, B-3, P-1 & R-3
NO. OF LOTS = N/A
AREA OF R.O.W. = 4.98 AC.
LENGTH OF STREET = 3620 L.F.

EA Partners
CIVIL ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
3111 WALL STREET
LEXINGTON, KENTUCKY 40513
PHONE (859) 296-9889
FACSIMILE (859) 296-9881



ARCADIA INVESTMENTS, INC
PLAT CABINET "H", PAGE 168

AMENDED FINAL RECORD PLAT
OF THE
SHARKEY PROPERTY, UNIT 1
(A PORTION OF)
LEXINGTON, FAYETTE COUNTY, KENTUCKY
April 2010